

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
July 7, 2011**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Timothy McCann, Vice-Chair
Peter Schneider
James Crowley
Janet Merrill

Staff Present: Edgar Luna, Division of Planning & Regulatory Services

REGULAR MEETING (5:30 PM)

CALL TO ORDER:

Vice-Chair McCann called the meeting to order at 5:30 P.M.

MINUTES:

Mr. Luna informed the commission that the pending minutes were forthcoming.

UNFINISHED BUSINESS:

- 1. 76 Elm Street (HC-2011-025) – Building Demolition Delay Waiver:** John Hanlon from Tri-State Construction, representative for Alfred and Anne Giannino, petitioners, presented the petition. Mr. Hanlon stated that he was not able to attend the June 23, 2011 Historical Commission meeting to represent the petitioners due to unexpected health conditions. Mr. Hanlon indicated that the petitioners were seeking Building Demolition Delay Waiver approval to make the following changes: (a) remove and replace the left side roof with 30-year guarantee architectural shingles that match the existing color, and (b), remove and replace the skylight on the porch with like materials and in a similar style. He also indicated that the proposed changes were necessary in order to address the damaged caused by severe snow accumulation occurred during the 2010-2011 winter season. In addition, he stated that the petitioner was considering replacing the right side of the roof as soon as he is financially able to do so. Commissioner McCann stated that the Commission is not concerned with exterior work pertaining to structures that are not original to the house. Upon a motion by Commissioner Schneider and seconded by Commissioner Crowley, the Commission voted 4-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester, therefore, the Building Demolition Delay Waiver was approved.

Exhibit A: Application submitted by Alfred and Anne Giannino, dated April 27, 2011 and received May 10, 2011.

Exhibit B: Continuation and Extension of Constructive approval request submitted by John Hanlon dated June, 9, 2011 and received June 9, 2011.

Exhibit C: Continuation and Extension of Constructive approval request submitted by John Hanlon dated June, 30, 2011 and received July 1, 2011.

NEW BUSINESS:

2. **230 Salisbury Street (HC-2011-036) – Certificate of Appropriateness and Building Demolition Delay Waiver:** Timothy Corrinet and Christopher McGovern, owners and petitioners, presented the petition. Mr. Corrinet stated that they were seeking Certificate of Appropriateness and Building Demolition Delay Waiver approvals to make the following changes: (a) Repair the front brick steps and side walls, and where necessary, replace damaged bricks, (b) Re-level the front porch floor and replace the quarried tiles with tiles of similar color and size, (c) Repair the side brick steps and porch support walls, and where necessary, replace damaged bricks, and (d) Re-level the side porch floor and replace quarried tiles with tiles of similar color and size. Mr. Corrinet indicated that the proposed changes were necessary in order to address damage caused by regular use and inclement weather. Commissioner McCann asked if the brick masonry work and the color of the existing mortar would be reproduced. Mr. Corrinet stated that where needed, the brick masonry will be re-pointed and/or rebuilt utilizing traditional styles appropriate to the period of the house, including matching the color and texture the existing mortar. Mr. McGovern stated that their main objective was to repair and retain the original brick and terracotta tiles; however, he indicated that where needed, they would use new bricks that match the existing materials in shape, color and texture. In addition, Mr. Corrinet stated that he was planning to re-install in the spring of 2012 the balusters that he removed previously, and which were a subject from a previous petition. Upon a motion by Commissioner Crowley and seconded by Commissioner Merrill, the Historical Commission voted 4-0 that the proposed changes were appropriate and compatible with the preservation and protection of the Montvale Local Historic District as it relates to the historic and architectural value and significance of the site and structure; therefore, voted 4-0 to approve a Certificate of Appropriateness. Upon a motion by Commissioner Crowley and seconded by Commissioner Merrill, the Historical Commission voted 4-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester, therefore, the Building Demolition Delay Waiver for this project was approved.

Exhibit A: Application submitted by Timothy Corrinet and Christopher McGovern, dated June 6, 2011 and received June 6, 2011.

Exhibit B: Memorandum from the Division of Planning & Regulatory Services to the Historical Commission regarding 230 Salisbury Street – Certificate of Appropriateness and Building Demolition Delay Waiver.

Exhibit C: Minutes from the June 16, 2005 Historical Commission meeting.

Exhibit D: Email from Joseph M. Toomey to the Division of Planning and Regulatory Services dated July 5, 2011, expressing support for the proposed project.

- 3. 50 Franklin Street and 24 Portland Street (HC-2011-038) – Building Demolition Delay Waiver:** Michael Carpino and Daniel Govoni, representative for Worcester Commons, LLC, petitioner, presented the petition. Mr. Carpino stated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following changes at 50 Franklin Street: (a) remove and replace twelve (12) store-front windows located on the ground level, and (b), remove and replace two (2) front entrance doors, and at 24 Portland Street: (a) remove and replace four (4) store-front windows (ground level), and (b), remove and replace two (2) front entrance glass doors. He also indicated that the current front windows have been boarded up due to their poor condition and insulation failure, and indicated that the existing doors were not original to the building. Mr. Carpino also indicated that the proposed work was stylistically similar to the exterior work in adjacent buildings owned by the petitioner. Mr. Carpino stated that the proposed windows would be individually crafted to fit the existing front window openings, and would be identical in style to the windows recently installed at 60 Franklin Street with metal trim, a building which is also owned by the petitioner. Commissioner McCann asked what would be the future use of garage located on Portland Street. Mr. Carpino stated that such area will continue to function as a garage and indicated that the doors would be kept. Mr. McCann stated that any future changes to the exterior of the building would require approval by the Commission. Upon a motion by Commissioner Schneider and seconded by Commissioner McCann, the Commission voted 4-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester, therefore, the Building Demolition Delay Waiver was approved

Exhibit A: Application submitted by Worcester Commons, LLC, dated June 9, 2011 and received June 13, 2011.

Exhibit B: Elevation of proposed project dated June 9, 2011 and received June 13, 2011.

OTHER BUSINESS:

- 4. Kenneth Burns Bridge Monument Discussion:** Mr. Luna informed the Commission that there was no new information regarding this project.

MEETING ADJOURNMENT:

Meeting adjourned at 6:10 PM.